



**Land Use Petition for RZ-21-007, VC-21-007-01 & VC-21-007-02**

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| <b>CASE NUMBER:</b>                           | RZ-21-007<br>VC-21-007-01, VC-21-007-02  |
| <b>CURRENT ZONING:</b>                        | C-1 (Community Business District) Conditional  |
| <b>PROPOSED ZONING:</b>                       | C-1 (Community Business District)  |
| <b>LOCATION:</b>                              | 5805 State Bridge Road #U  |
| <b>ACREAGE:</b>                               | 2.30 acres   |
| <b>COMPREHENSIVE PLAN<br/>COMMUNITY AREA:</b> | Medlock  |
| <b>DISTRICT/SECTION/LAND<br/>LOT(S):</b>      | 1 <sup>st</sup> District, 1 <sup>st</sup> Section, Land Lots 330 and 331   |
| <b>PROJECT DESCRIPTION:</b>                   | <p>Change in conditions to allow for a 6,200 square-foot commercial building with restaurants and retail, in an existing shopping center, with two concurrent variances:</p> <ul style="list-style-type: none"><li>• VC-21-007-01: reduce the number of required parking spaces from 108 to 105.</li><li>• VC-21-007-02: reduce the required outparcel frontage along public right-of-way from 200 feet to 105 feet.</li></ul> |
| <b>APPLICANT:</b>                             | Willow Capital Partners, LLC<br>525 Pharr Rd NE<br>Atlanta, GA 30305<br>Contact: Tyler Morris<br>Phone: 404-227-3786<br>Email: tm@willowcapitalpartners.com  |
| <b>OWNERS:</b>                                | Medlock Associates LP<br>525 Pharr Rd NE<br>Atlanta, GA 30305  |
| <b>CASE PLANNER:</b>                          | Ruchi Agarwal<br>678.512.3293<br><a href="mailto:Ruchi.Agarwal@johnscreekgavirginia.gov">Ruchi.Agarwal@johnscreekgavirginia.gov</a>  |



Aerial Map



Community Development

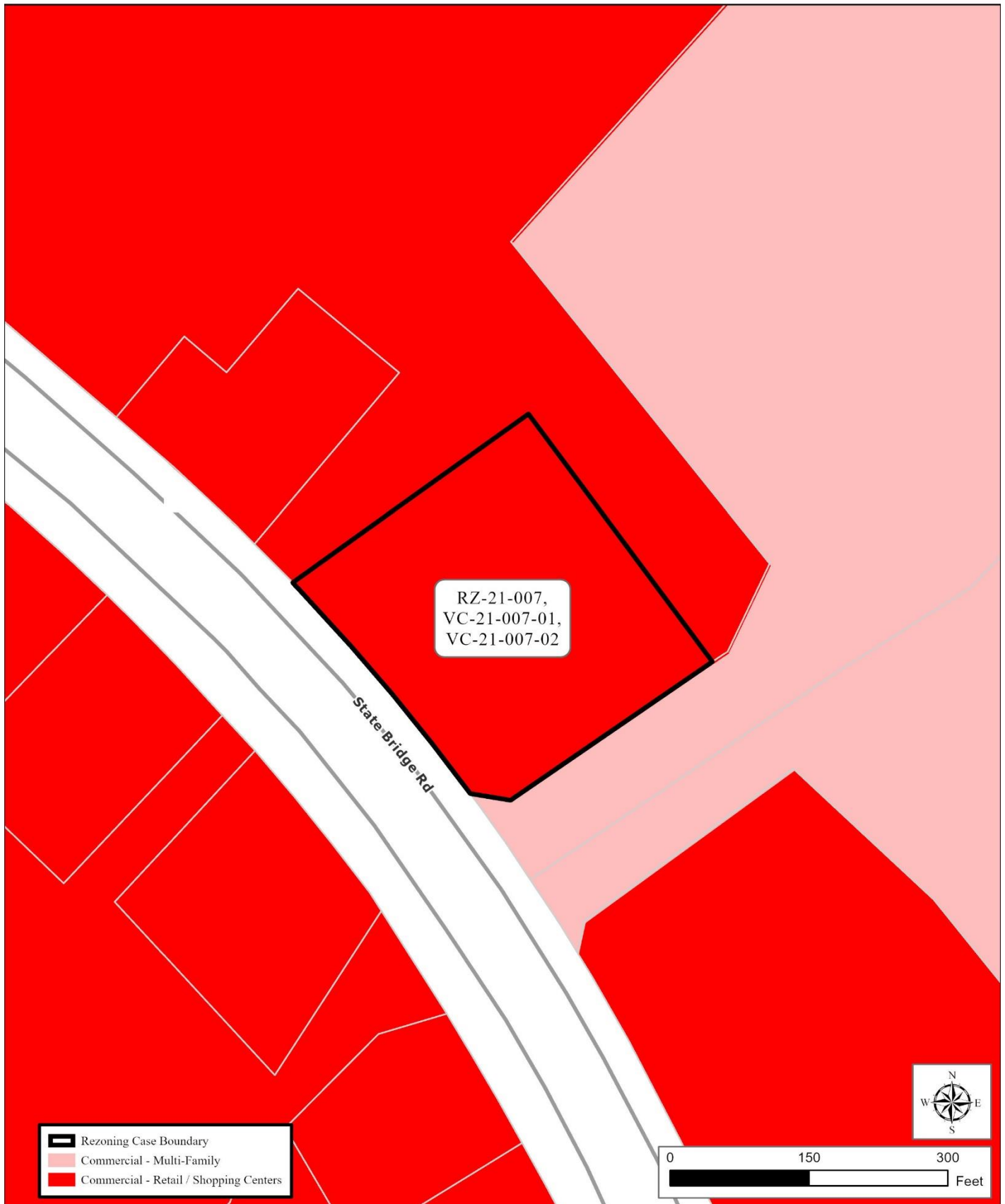


Zoning Map



Community Development

## Adopted Future Land Use Map



## Community Development